

V21/2021/0279

Sharon Williams

From: Simon Greenland
Sent: 09 November 2021 12:13
To: Michael Gordon
Cc: Sharon Williams
Subject: RE: Proposed Extension to CAMC Site at Lady Margarets Park, Chirk

Hello Michael,

The pre-app enquiry to the LPA is not the same as the formal pre-application consultation required for major planning applications, although it will help to see who would be consulted and what policies and constraints apply. The guidance on what is required is set out here:

[Planning major developments: guidance on pre-application consultation](#) | [GOV.WALES](#)

Kind regards

Simon Greenland

Swyddog Gorfodi a Cynllunio/Planning and Enforcement Officer
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From: Michael Gordon <Michael.Gordon@ruralsolutions.co.uk>
Sent: 09 November 2021 12:09
To: Simon Greenland <Simon.Greenland@wrexham.gov.uk>
Subject: Proposed Extension to CAMC Site at Lady Margarets Park, Chirk

Good afternoon Simon, I hope this finds you well. I write following a recent pre-application from the Caravan and Motorhome Clubs relating to the proposed extension to their site at Lady Margarets Park Chirk. We have been appointed by CAMC to prepare and submit a planning application based on the helpful comments that you have previously provided, as well as the comments by the relevant third parties. This application has now been submitted to Wrexham CBC via the planning portal.

I have received an email from a member of the support team advising that the application cannot be validated because, as this application is considered a major application, we are required **to carry out a period of pre-application consultation prior to the submission of your application.**

As you know a formal pre-application enquiry has been undertaken with Wrexham CBC and the submitted application has responded positively to the helpful comments received. We have also referenced the feedback received within the submitted Planning Statement. I would be extremely grateful if you are able to advise whether we are required to undertake any further pre-application consultation and what this might entail we would be extremely grateful. As you may be aware there are current plans to undertake additional work at Lady Margaret's Park and it is hoped that, if successful, the work on the extension to the site can be done at the same time. To do so hope for a swift validation to allow us to work positively with the council as part of the application.

If you are able to advise we would be extremely grateful.



Kindest regards,

Accredited

Michael Gordon
Senior Planner

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